



November 2023

Metropolitan Region Scheme Amendment 1403/57 (Minor Amendment)



Whiteman Screen Production Facility

Report on Submissions
Submissions

City of Swan

**Metropolitan Region Scheme
Amendment 1403/57
(Minor Amendment)**

Whiteman Screen Production Facility

**Report on Submissions
Submissions**

City of Swan



November 2023

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1403/57 Report on Submissions
 Submissions

File 833-2-21-140 Pt 1 & 2

Published November 2023

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Introduction to Metropolitan Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme under review and initiating changes where they are seen as necessary.

The Metropolitan Region Scheme (MRS) sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under former section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1403/57

Whiteman Screen Production Facility

Report on Submissions

1 Introduction

At its March 2023 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of former section 57 of the *Planning and Development Act 2005*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

The amendment proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation in the MRS. The amendment also zones 1.72 ha to Urban to provide for the widening of Marshall Road and align with the abutting zoning, as shown on the *Amendment Figure – Proposal 1*.

3 Environmental Protection Authority advice

On 19 April 2023, the Environmental Protection Authority considered that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* and provided advice on inland waters and social surrounds.

4 Call for submissions

The amendment was advertised for public submissions from 5 May 2023 to 7 July 2023. The amendment was made available for public inspection during ordinary business hours at:

- i) Western Australian Planning Commission, 140 William Street, Perth
- ii) City of Swan
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in *The West Australian* and relevant local newspaper/s circulating in the locality of the amendment.

5 Submissions

Fourteen submissions (includes one late submission) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

Three submissions were of objection and 11 were of general comments, non-objection or no comment. No supporting submissions were received.

A summary of each submission with WAPC comments and determinations is at Schedule 2. A complete copy of all written submissions is contained in this report.

6 Main issues raised in submissions

(a) Whiteman Park

Submissions advise that Whiteman Park is Lew Whiteman's legacy as a public park and for wildlife. The Screen Production Facility should be built somewhere other than Whiteman Park.

WAPC Comment: On 31 May 2023, the WAPC approved a development application for the new Screen Production Facility. This amendment seeks to align the MRS with this development approval.

The Screen Production Facility site is within the southern portion of Whiteman Park, with frontage to Marshall Road and in proximity to the future Malaga Station. The alignment of the Morley to Ellenbrook train line currently under construction will see this land dissected from the remainder of Whiteman Park.

Perth and Peel @ 3.5 Million and associated North-East Sub-Regional Planning Framework identified this land as a 'Planning Investigation Area', noting that resolution of final planning matters will inform the preferred landuse outcome. On 9 November 2022, the Government announced this site as the preferred location for Western Australia's first dedicated Screen Production Facility which has since been granted development approval.

The site is located within Planning Control Area No. 174, which identifies the site for a number of uses including 'civic and cultural amenity'. The ultimate development of the site for a screen production facility is consistent with the 'civic and cultural amenity' intent of the land, ensuring that this amendment and subsequent development will not prejudice the vision for the site.

A detailed due diligence and multi-criteria site selection process was undertaken and resulted in the selection of the Marshall Road location for a Screen Production Facility. Whilst the site is located within the cadastral boundary of Whiteman Park the location does not have the ecological value as the remainder of Whiteman Park and is not within Bush Forever site 304.

7 Determinations

The responses to all submissions are detailed in Schedule 2 *Summary of submissions and determinations*. It is recommended that the amendment be adopted for finalisation as advertised.

8 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a “Development” zone (or similar) in the corresponding LPS.

The WAPC has supported the concurrent LPS amendment of the Urban zoned area (excluding the Marshall Road widening) to the “Industrial Development” zone in the City of Swan Local Planning Scheme No. 17.

9 Conclusion and recommendation

This report summarises the background to minor amendment 1403/57 and examines the various submissions made on it. The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the Amendment Figure - Proposal 1 in Schedule 3 and in detail on the MRS amendment Plan listed in Appendix 1 should be approved and finalised.

The WAPC recommends that the Minister for Planning approves the amendment.

10 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of former section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1403/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2805 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 3 November 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1403/57

Whiteman Screen Production Facility

Submission Number	Name
1	ATCO Gas
11	<i>Name removed at request of submitter</i>
2	Biodiversity, Conservation and Attractions, Department of
7	Fire and Emergency Services, Department of
6	Health, Department of
12	<i>Name removed at request of submitter</i>
5	Main Roads WA
4	Primary Industries and Regional Development, Department of
10	Swan, City of
9	Transport, Department of
3	Water and Environmental Regulation, Department of
8	Water Corporation
13	<i>Name removed at request of submitter</i>
Late Submissions	Name
14	Mines, Industry Regulation and Safety, Department of

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1, 2, 3, 4, 5, 6, 7, 8, 9, 14 (late)

Submitted by: ATCO Gas, Department of Biodiversity, Conservation and Attractions, Department of Water and Environmental Regulation, Department of Primary Industries and Regional Development, Main Roads WA, Department of Health, Department of Fire and Emergency Services, Water Corporation, Department of Transport, Department of Mines, Industry Regulation and Safety

Summary of Submission: COMMENT

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 10

Submitted by: City of Swan

Summary of Submission: COMMENT

The City of Swan does not object to the amendment and advises as follows:

- 1) Timing for development of the regional sporting complex and associated infrastructure identified for the Whiteman vicinity, pursuant to the *North-East Sub-Regional Planning Framework*;
 - Contribution arrangements for infrastructure upgrades to support future development e.g. duplication of Marshall Road, the roundabout at Silver Swan Road and the preferred access arrangements detailed in this report;
 - The capacity of water and wastewater infrastructure, noting development in the Planning Investigation Area is likely; and
 - Future opportunities to comment on the Draft PCA 174 Masterplan which is expected to be finalised approximately mid-2024.
- 2) To advise the WAPC that it cannot support a concurrently rezoning under Local Planning Scheme No. 17 of part of Lot 811 Drumpellier Drive, Whiteman.

Planning Comment: Comments noted.

- 1) The duplication of Marshall Road was identified by the City of Swan prior to the initiation of the amendment. The Marshall Road upgrades are triggered by traffic growth in the north east corridor and will facilitate the delivery of the Malaga Station as part of METRONET.

The remaining infrastructure contributions will be determined as part of future precinct planning and supporting development contribution plan arrangements. METRONET is currently undertaking the precinct planning for the broader area.

With regard to the Screen Production Facility, the proponent continues to work with all service providers including Water Corporation in relation to water and wastewater infrastructure to support the development.

Ultimately, service providers will approve the required infrastructure for the project, having regard to existing and future development, as appropriate.

With regard to the broader precinct, the delivery of wastewater and water infrastructure will ultimately be a development contribution item. The capacity requirements for the broader precinct will be determined as part of future precinct planning process once the future surrounding uses are better defined.

- 2) Section 126(3) of the *Planning and Development Act 2005* provides for the concurrent LPS amendment of an Urban zoned area. The WAPC supports the concurrent LPS amendment of the Urban zoned area (excluding the Marshall Road widening) to the "Industrial Development" zone in the City of Swan Local Planning Scheme No. 17. This would ensure that the LPS zoning of this portion of land is consistent with the abutting area.

Determination: Submission noted.

Submission: 11, 12

Submitted by: *Names removed at the request of submitters*

Summary of Submission: OBJECTION

The submitters object to the amendment and advise as follows:

- Whiteman Park was intended as a park only.
- The submitter came to Australia in 2016 and they are proud to be very close to Whiteman Park. Noting how big it is and that it is Lew Whiteman's legacy. The submitter enjoys passing by Marshall Road and seeing the kangaroos and other wildlife. Lew Whiteman left this to the government as a public park and for wildlife, it's sad that the government has not honoured this legacy. It's already being used for METRONET and now the Screen Production Facility. The submitter would rather have the facility built somewhere other than Whiteman Park.

Planning Comment: Comments noted. Refer to "Part 6 (a) – Whiteman Park of the Report on Submissions".

Determination: Submissions dismissed.

Submission: 13

Submitted by: *Name removed at request of submitter* (interested resident)

Summary of Submission: OBJECTION

The submitter has lived in Beechboro (now Bennett Springs) most of their life and remembers their father advising that the Government bought Lew Whiteman and other landowners land to be used for public uses for perpetuity and never urbanised.

The submitters property has a special view of Whitman Park grassland full of animals and birds all kinds and is unchanged for nearly 100 years. Lew Whiteman's legacy of public open space viewed by thousands passing every day and often stopping to take pictures of kangaroos.

This section of the park is an important buffer and drainage filter with two main soak lines meeting at the lowest point draining mainly through the submitters property and the soccer club through Bennet Springs into Bennett Brook. This water keeps their water hole fresh where Yabby's and Marron thrive and their bore relies on surface water.

The Screen Production Facility is directly across their property at the lowest point where all water drains into Bennett Springs. This location is where development would do the most damage and needs the most earthworks destroying the natural system with all extra road run-off.

The McGowan Government deceived the public with false statements calling it Malaga saying it is off Marshall Road, South of Whitman Park, a M ETRONET map with the park missing giving the impression the railway and Screen Production Facility are not in the park. This has rendered any claimed disclosure ineffective.

This is a heritage listed park and there is a duty to protect it. It is wrong as the Government made the deal to never urbanise this land and keep it for public use. It would be violating the WAPC code of conduct.

About 17 years ago when development started the submitter considered moving further away but was made to stay as the park would never be developed and they could build a house and retire overlooking it. The amendment would be devastating as it would cost 17 years and missed opportunities. The idea that the Government doesn't have to honor a deal is inconceivable and devastating. Reason's for rejecting the amendment are as follows:

- The government has this land by agreeing to terms of sale and it wouldn't be urbanised and remain for public use for perpetuity.
- This is not something the public can use and would destroy a special heritage view of public open space.
- A massive commercial private owned development operating 24 hours doesn't belong next to residential.
- The only peaceful time when traffic slows will be lost.
- The sounds coming from the development will affect animals.
- This site is too far from the city and a Screen Production Facility would be better without all the outrage from being on park taken from people.
- Powerlines are not very attractive for Movie Stars.
- There hasn't been enough disclosure of the location.
- The submitter would need compensation for destroying their life plans and missed opportunities to buy alternative property.

- More than 12,000 people pass this part of the park, putting something privately owned of this scale would spoil Lew Whiteman's legacy of public open space and wouldn't be fair to Screen Production Facility as a reminder that the Government can't be trusted.

Planning Comment: Comments noted. Refer to "Part 6 (a) - Whiteman Park of the Report on Submissions".

The WAPC notes that a development application has been approved for the Screen Production Facility in which water infiltration matters were carefully considered. As the subject site's natural ground level is in close proximity to the maximum groundwater levels, the management of stormwater has been a key consideration for the proposal. This has required the co-ordination of a civil and landscape solution to ensure the final buildings are appropriately elevated to mitigate the risk of flooding, whilst minimising the disruption to the environment and quantity of imported fill. Also, the Department of Water and Environmental Regulation has approved a District Water Management Strategy for the amendment site.

The amendment has been considered by the EPA and no matters were raised regarding potential noise impacts on fauna in the locality.

The Screen Production Facility site is proposed to be reclassified to Public Purposes – Special Uses in the MRS which is a public purpose. The land will remain under ownership of the State and will be leased to the operators. The amendment area is not State Heritage listed and no residential development is proposed within the site.

The development application for the Screen Production Facility considered noise impacts on current and future residential development. A number of possible acoustic treatment solutions are to be incorporated into detailed design of the development. Ultimately, the acoustic reporting indicated that noise generated from the site is not likely to impact surrounding land uses.

The City of Swan identified the need to upgrade Marshall Road to accommodate the urban growth in the north-east corridor and will facilitate the delivery of the Malaga Station as part of METRONET. Therefore, the upgrading of Marshall Road is required regardless of whether the Screen Production Facility is built.

It is noted that matters relating to potential compensation and acquisition of alternative property arrangements are outside the scope of the MRS amendment process.

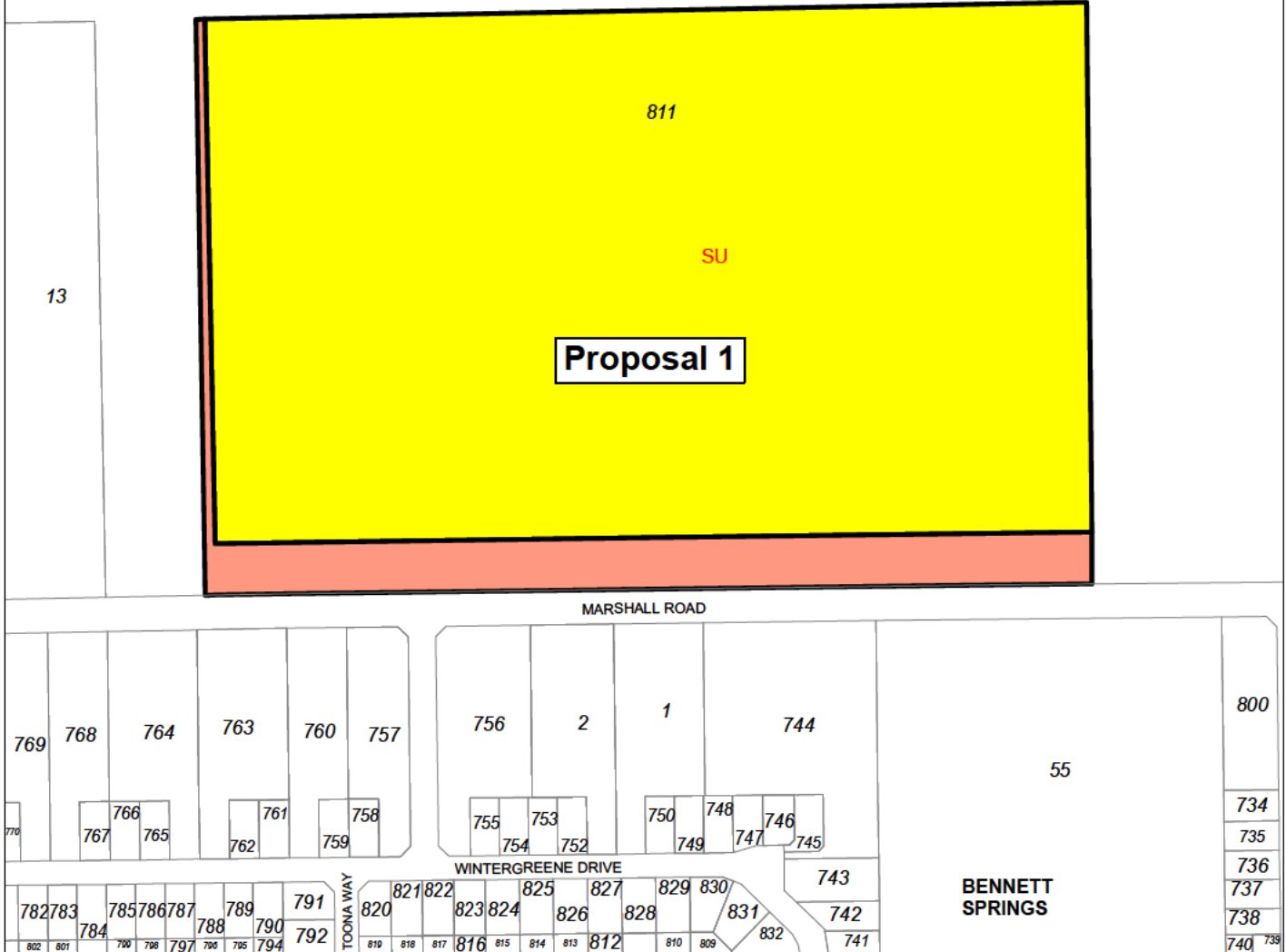
The development application for the Screen Production Facility was advertised for public comment, considered by the City of Swan and relevant State Government agencies and there have been media releases regarding the proposed Screen Production Facility site.

Determination: Submission dismissed.

Schedule 3

**The amendment figure - proposal 1
as advertised**

WHITEMAN





**Whiteman Screen Production Facility
Proposed minor amendment
as advertised**

29 March 2023

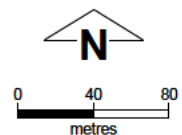
Proposal 1

Proposed Amendment:

-  SU Public purposes reservation - special uses
-  Urban zone

Oracle reference no: 4215

Version number: 2



Appendix 1

List of plans as advertised

**Metropolitan Region Scheme
Amendment 1403/57
Whiteman Screen Production Facility**

as advertised

Amending Plan 3.2805

Submissions

From: Crowson, Chris <Chris.Crowson@atco.com>
Sent: Tuesday, 9 May 2023 10:51 AM
To: Region Planning Schemes
Cc: Lainy Collisson
Subject: ATCO Response - LM23327 Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)
Attachments: PlanWA Trigger Distance - LM23327.pdf; LM23327.pdf

Good morning

Re: Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)
ATCO Reference: LM23327

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

ATCO instruction:

1. The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.
 - a. ATCO acknowledges that due to the nature of the screen production facility the number of people using the site will vary substantially based on the number and nature of productions on site.
 - i. As a result of this, ATCO believes a secondary location class of 'Crowd' (C) could be applied. ATCO asks that appropriate controls be applied to mitigate the level of risk of this proposed facility within the Trigger Distance of the Critical DN350ST 5400kPa (NG) pipeline. Controls could include clearly defined emergency exit routes, with appropriate consideration given to those less mobile (if in attendance at the facility).
2. ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.
3. Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
4. All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the [online web portal](#).
5. All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
6. Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
7. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind Regards

Chris Crowson
Land Management Coordinator
Gas Division

E. chris.crowson@atco.com
A. 81 Prinsep Road, Jandakot, Western Australia 6164



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ATCO acknowledges the Traditional Owners of country throughout Australia and their continuing connection to land, sea and community. We pay respect to their Elders past, present and emerging, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>
Sent: Friday, 5 May 2023 12:21 PM
To: Engineering Services <eservices@atco.com>
Subject: LM23327 Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)

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Proposed Metropolitan Region Scheme Amendment 1403/57 - Whiteman Screen Production Facility (Call for Public Submissions)

The Western Australian Planning Commission (WAPC) has initiated the abovementioned amendment to the Metropolitan Region Scheme (MRS) which, if approved, will change the regional zoning of the property. The WAPC invites you to comment.

The amendment proposes to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation in the Metropolitan Region Scheme (MRS). The amendment also zones 1.72 ha to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting zoning.

The submission period runs from **Friday 5 May 2023 until Friday 7 July 2023**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: <https://www.dplh.wa.gov.au/mrs-amendments> or by visiting the WAPC, Level 2, 140 William Street, Perth; the State Library of WA and the City of Swan.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 6551 8002 or by emailing RegionPlanningSchemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendments, you can do so online at <https://consultation.dplh.wa.gov.au>, by **5pm, Friday 7 July 2023**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Ms Christine Collins, A/Principal Planner at the Department of Planning, Lands and Heritage on 6551 9093.

Kind regards

Lainy Collisson

Senior Planning Support Officer | Land Use Planning

Department of Planning, Lands and Heritage

Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230

wa.gov.au/dplh | 9791 0576 | |



The Department is responsible for planning and managing land and heritage for all Western Australians – **now and into the future**

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land, and we pay our respects to their Elders, past and present.

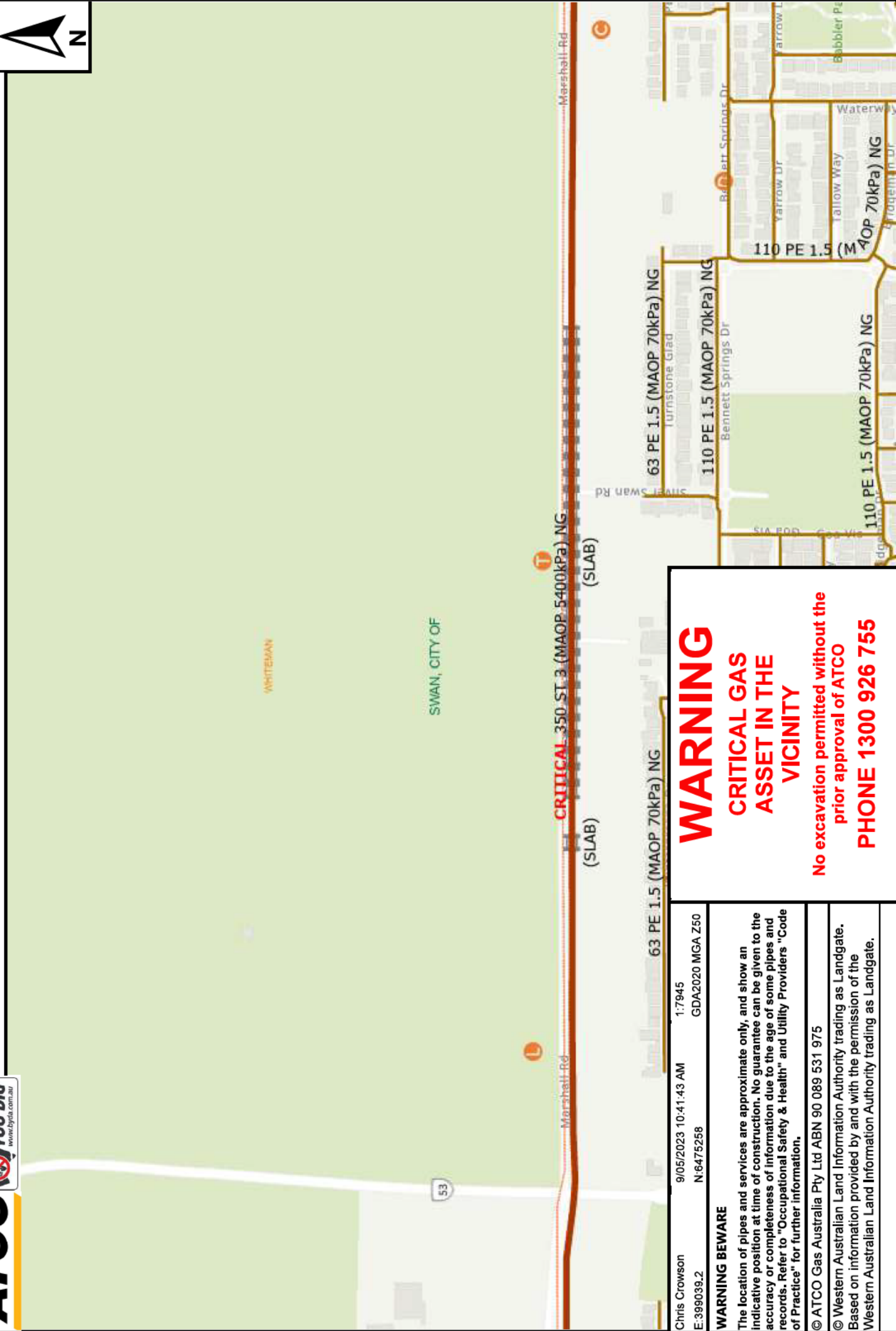
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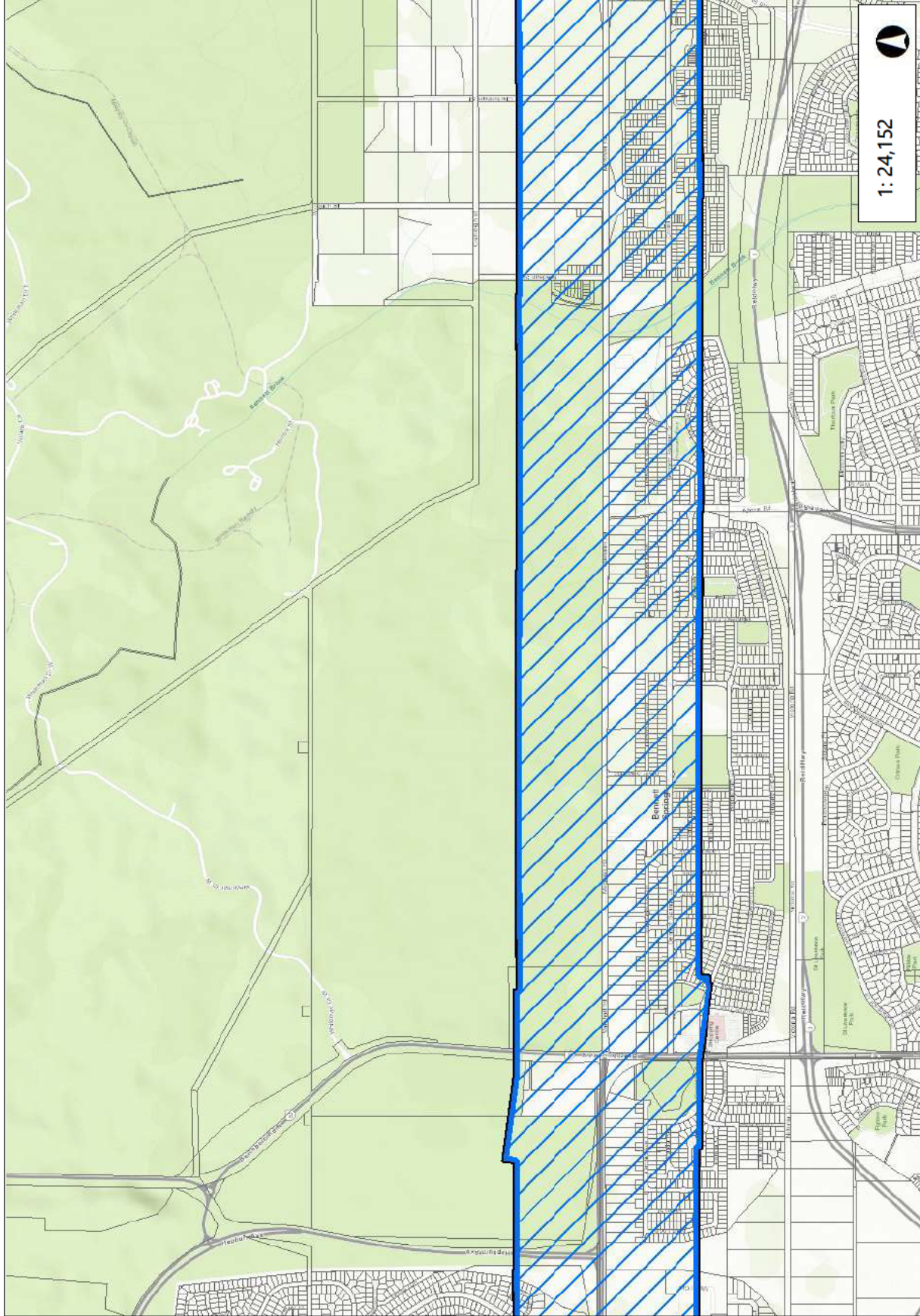
Chris Crowson E:399039.2	9/05/2023 10:41:43 AM N:6475258	1:7945 GDA2020 MGA Z50
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WARNING
CRITICAL GAS
ASSET IN THE
VICINITY
 No excavation permitted without the
 prior approval of ATCO
PHONE 1300 926 755

PlanWA Trigger Distance - LM23327

Legend

- ATCO Trigger Distance
- Cadastre



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Notes

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Date produced: 09-May-2023

THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: Jacqui Clinton <jacqui.clinton@dbca.wa.gov.au>
Sent: Wednesday, 10 May 2023 10:39 AM
To: Lainy Collisson
Subject: RE: Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)

You don't often get email from jacqui.clinton@dbca.wa.gov.au. [Learn why this is important](#)

Hi Lainy,

The Department of Biodiversity, Conservation and Attractions (DBCA) have assessed the above scheme amendment application and have no comments to make at this time.

For relevant context however the DBCA provides the following information:

The proposed screen production facility is located within a wetland (UFI 15752), currently mapped as a Resource Enhancement Wetland in DBCA's Geomorphic Wetlands of the Swan Coastal Plain (GWSCP) dataset. DBCA recently received a request for Wetland Reclassification to modify the management category of part of the palusplain wetland UFI-15752, occurring within the application area, to inform the future development of the site. The request for Wetland Reclassification related to the modification of the wetland within the application area, from its current Resource Enhancement (RE) management category to Multiple Use (MU) management category. DBCA assessed the request for Wetland Reclassification and re-evaluated the portion of the wetland within the application area and confirmed that the values are more appropriately aligned to MU management category. The GWSCP dataset does not currently reflect the outcomes of the Wetland Reclassification, however the amendments will be included in the scheduled update to the dataset.

Thank you for the opportunity to provide comment.

Regards

Jacqui Clinton

Senior Planning Officer
Swan Region
Parks and Wildlife Service
Department of Biodiversity, Conservation and Attractions
Phone: (08) 9442 0312 Mobile:0439 977 455
Email: jacqui.clinton@dbca.wa.gov.au

** I currently work part-time Monday to Thursday*



From: Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>
Sent: Friday, May 5, 2023 12:26 PM

To: swanregionlanduseplanning <swanregionlanduseplanning@dbca.wa.gov.au>

Subject: Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

Proposed Metropolitan Region Scheme Amendment 1403/57 - Whiteman Screen Production Facility (Call for Public Submissions)

The Western Australian Planning Commission (WAPC) has initiated the abovementioned amendment to the Metropolitan Region Scheme (MRS) which, if approved, will change the regional zoning of the property. The WAPC invites you to comment.

The amendment proposes to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation in the Metropolitan Region Scheme (MRS). The amendment also zones 1.72 ha to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting zoning.

The submission period runs from **Friday 5 May 2023 until Friday 7 July 2023**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: <https://www.dplh.wa.gov.au/mrs-amendments> or by visiting the WAPC, Level 2, 140 William Street, Perth; the State Library of WA and the City of Swan.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 6551 8002 or by emailing RegionPlanningSchemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendments, you can do so online at <https://consultation.dplh.wa.gov.au>, by **5pm, Friday 7 July 2023**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Ms Christine Collins, A/Principal Planner at the Department of Planning, Lands and Heritage on 6551 9093.

Kind regards

Lainy Collisson

Senior Planning Support Officer | Land Use Planning

Department of Planning, Lands and Heritage

Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230

wa.gov.au/dplh | 9791 0576 | |



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From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Monday, 15 May 2023 10:02 AM
To: Lainy Collisson
Subject: RE: Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)

You don't often get email from jim.mackintosh@dwer.wa.gov.au. [Learn why this is important](#)

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation has considered the proposal and has no objections and no comments.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

Visit our website www.dwer.wa.gov.au

From: Lainy Collisson <Lainy.Collisson@dplh.wa.gov.au>
Sent: Friday, 5 May 2023 12:23 PM
To: Swan Avon Land Use Planning <swanavon.landuse@dwer.wa.gov.au>
Subject: Referral - MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions) 833-2-21-140 (RLS/1079)

You don't often get email from lainy.collisson@dplh.wa.gov.au. [Learn why this is important](#)

Proposed Metropolitan Region Scheme Amendment 1403/57 - Whiteman Screen Production Facility (Call for Public Submissions)

The Western Australian Planning Commission (WAPC) has initiated the abovementioned amendment to the Metropolitan Region Scheme (MRS) which, if approved, will change the regional zoning of the property. The WAPC invites you to comment.

The amendment proposes to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation in the Metropolitan Region Scheme (MRS). The amendment also zones 1.72 ha to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting zoning.

The submission period runs from **Friday 5 May 2023 until Friday 7 July 2023**. Plans showing the proposed changes and the WAPC's amendment report which explains the proposals can be accessed from the Department of Planning, Lands and Heritage website: <https://www.dplh.wa.gov.au/mrs-amendments> or by visiting the WAPC, Level 2, 140 William Street, Perth; the State Library of WA and the City of Swan.

Documents are available on request from the Department of Planning, Lands and Heritage by telephoning (08) 6551 8002 or by emailing RegionPlanningSchemes@dplh.wa.gov.au and quoting the amendment number.

Should you wish to comment on the proposed amendments, you can do so online at <https://consultation.dplh.wa.gov.au>, by **5pm, Friday 7 July 2023**. The WAPC will consider all submissions before making a recommendation to the Minister for Planning, who will then make a final decision on the proposed amendments.

If you have any questions, please contact Ms Christine Collins, A/Principal Planner at the Department of Planning, Lands and Heritage on 6551 9093.

Kind regards

Lainy Collisson

Senior Planning Support Officer | Land Use Planning
Department of Planning, Lands and Heritage
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
wa.gov.au/dplh | 9791 0576 | |



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Submitted to Metropolitan Region Scheme amendment 1403/57 – Whiteman Screen Production Facility
Submitted on 2023-06-12 15:14:32

About you

1 What is your first name?

First name:

Greg

2 What is your surname?

surname:

Doncon

3 What is your email address?

Email:

greg.doncon@dpird.wa.gov.au

4 Are you responding on behalf of an organisation?

Yes

Organisation:

Department of Primary Industries and Regional Development

5 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

Submissions

6 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

7 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Submission is attached

Upload supporting documents:

DPIRD LUP 1603_MRS Amendment 1403_57 Whiteman Screen Facilities_WAPC (A).pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded



Department of
**Primary Industries and
Regional Development**

Your reference: 833-2-21-140 Pt
2 (RLS/1079)
Our reference: LUP 1603
Enquiries: Greg Doncon

Ms Sam Fagan
Secretary
Western Australian Planning Commission
<https://consultation.dplh.wa.gov.au>

6 June 2023

Dear Sam

**Proposed Metropolitan Region Scheme Amendment 1403/57 Whiteman Screen
Production Facility**

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposal.

DPIRD does not object to the proposal as it does not impact land currently used for agriculture, being land within the Whiteman Park.

For more information, please contact Greg Doncon on 90813117 or
greg.doncon@dpird.wa.gov.au

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

From: Belinda Hill <belinda.hill@mainroads.wa.gov.au>
Sent: Thursday, 15 June 2023 2:02 PM
To: Region Planning Schemes
Cc: Christine Collins
Subject: Main Roads response - Proposed Region Scheme Amendment 1403/57 - Whiteman Screen Production Facility RLS/1079
Attachments: Main Roads Response MRS Amendment Whiteman Park Screen Production Facility RLS1079.pdf

Good afternoon,

Please find attached Main Roads response to the above matter.

Thank you.

Kind regards

Belinda Hill

Strategic Planner – Road Planning

Planning and Technical Services Directorate.

P: (08) 9323 4572 | **E:** belinda.hill@mainroads.wa.gov.au | **W:** www.mainroads.wa.gov.au



Enquiries: Belinda Hill (08) 9323 4572
Our Ref: 23/3480 (D23#542077)
Your Ref: RLS/1079

13 June 2023

Christine Collins
Department of Planning Lands and Heritage
140 William Street
PERTH WA 6000
Email: mrs@dplh.wa.gov.au

Dear Sir/Madam,

**PRELIMINARY COMMENT PROPOSED MRS AMENDMENT – PORTION LOT 811
MARSHALL ROAD, WHITEMAN SCREEN - PRODUCTION FACILITY REFERENCE
RLS/1079**

Thank you for your correspondence dated 4 May 2023 requesting Main Roads comments on the above Metropolitan Region Scheme (MRS) proposed rezoning from Parks and Recreation to Public Purposes – Special Uses.

Main Roads has no objections to the proposal.

Main Roads requests that should further amendments to the current documents and/or proposal take place, then these amendments are to be sent to planning.info@mainroads.wa.gov.au quoting the file reference above for review.

If you require any further information please contact Strategic Planner Belinda Hill by phone or via email at belinda.hill@mainroads.wa.gov.au.

Yours sincerely



Lindsay Broadhurst
Director Road Planning

From: EHD Executive Support <EHD.ExecutiveSupport@health.wa.gov.au>
Sent: Monday, 3 July 2023 8:47 AM
To: Region Planning Schemes
Cc: Environmental Health e-Submissions
Subject: Proposed Metropolitan Region Scheme Amendment 1403/57 Whiteman Screen Production Facility
Attachments: MRSA Whiteman - Screen production.pdf

Attention: Christine Collins

Good morning,

Please find attached correspondence for your attention.

A hardcopy will not be sent.

Kind regards,
Suzanna

Environmental Health Directorate
Public and Aboriginal Health Division | Department of Health
Level 3, A Block, 189 Royal Street, EAST PERTH WA 6004
PO Box 8172, PERTH BUSINESS CENTRE WA 6849
T: (08) 9222 2000 | E: eh.esubmissions@health.wa.gov.au
www.health.wa.gov.au | www.healthywa.wa.gov.au

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Government of **Western Australia**
Department of **Health**

Your Ref: 833-2-21-140 Pt 2 (RLS/1079)
Our Ref: F-AA-05498/02 D-AA-23/229970
Contact: Chris Hill / Hannah Santoso 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Christine Collins

Via email: RegionPlanningSchemes@dplh.wa.gov.au

Dear Ms Fagan

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1403/57
WHITEMAN SCREEN PRODUCTION FACILITY**

Thank you for your letter of 4 May 2023, requesting comments from the Department of Health (DoH) on the above proposal.

The DoH provides the following comment:

1. Wastewater Disposal

The DoH has no objection to the proposal subject to all new development proposals being connected to reticulated sewerage in accordance with the DoH's legislation.

2. Contaminated Sites

The site is not identified on the Department of Water and Environmental Regulation's Contaminated Sites Database, but the proponent should obtain a Basic Summary of Records to complete their enquiries:

<https://www.der.wa.gov.au/images/documents/your-environment/contaminated-sites/Forms/Form-2.pdf>

Should you have any queries or require further information please contact Chris Hill or Hannah Santoso on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

Dr Michael Lindsay
**EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

3 July 2023

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Tuesday, 4 July 2023 12:05 PM
To: Region Planning Schemes
Subject: MRS 1403/57 - Whiteman Screen Production Facility - (Call for Public Submissions)
833-2-21-140 (RLS/1079) - DFES Response
Attachments: 23 010857 (RLS 1056) - Proposed MRS Amd - Whiteman Park Film Studios - DFES Response.pdf

DFES Ref: D26938
Your Ref: RLS/1403/57

Dear Ms Collins,

Thank you for your referral of the Metropolitan Region Scheme Amendment (MRS 1403/57) for the Whiteman Screen Production Facility.

DFES have previously reviewed the submitted Bushfire Management Plan (BMP) (Version R01), prepared by Strategen JBS&G and dated 30 November 2022, for the above proposal at the pre-lodgement stage of the Scheme Amendment.

Advice was provided to DPLH on 3 February 2023, with these comments attached.

Subsequent advice was provided to DPLH on 9 May 2023 following the referral of the Development Application for the 'Proposed Screen Facility' (DPLH Ref 21-50065-70). This referral included an updated BMP (Version R01 Rev 1), prepared by JBS&G and dated 10 March 2023, providing an updated vegetation assessment, and further detail on the proposed development.

DFES notes that the updated BMP demonstrates that the site is suitable for further intensification and provides a more accurate vegetation assessment. However, DFES confirmed that further information is still required to validate to the submitted vegetation assessment (including validation to proposed management within the site to confirm that it will be enforceable in perpetuity), and therefore DFES was unable to confirm compliance with Element 2 of the Guidelines. Additional commentary was also provided regarding vehicle access; however, these comments were specific to the development plans.

It is recommended that DPLH review the updated BMP for the site as part of their assessment of the MRS Amendment, as this provides more clarification with regard to vegetation assessment than the submitted BMP.

Please contact me on 9395 9819 if you have any queries regarding the above.

Kind regards,

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | E: advice@dfes.wa.gov.au | W: dfes.wa.gov.au



FOR A SAFER STATE



CHANGES TO FIRE DANGER RATINGS

As of 1 September 2022, WA is implementing simplified and nationally consistent Fire Danger Ratings.



DFES
Department of Fire & Emergency Services

HOW FIREPROOF
IS YOUR PLAN?



dfes.wa.gov.au/prepare

Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.



Our Ref: D26938
Your Ref: RLS/1056

Anthony Muscara
Department of Planning, Lands and Heritage
regionplanningschemes@dplh.wa.gov.au

Dear Anthony

RE: REGIONAL PLANNING SCHEME AMENDMENT NO 1056 – LOT 811 HOUSE NUMBER 233 DRUMPELLIER DRIVE, WHITEMAN – WHITEMAN PARK FILM STUDIOS

I refer to your email dated 21 December 2022 regarding the submission of a Bushfire Management Plan (BMP) (reference 62925, Version R01), prepared by Strategen JBS&G and dated 30 November 2022, for the above proposal. The BMP is accompanied by a report from the applicant titled "Proposed Metropolitan Region Scheme Minor Amendment" dated December 2022.

This advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

General Comments

High level consideration of bushfire risk is one of the most effective means of preventing inappropriate development in bushfire prone areas. A BHL assessment provides a 'broad brush' means of determining the potential intensity of a bushfire for an area. It is a pre-development tool used to inform decision making at subsequent planning stages (structure planning, subdivision and development).

DFES urges the Shire to ensure that further consideration is given to the bushfire protection at subsequent planning stages to reduce the vulnerability of dwellings and residents from the impact of a bushfire, and to ensure continued compliance with SPP 3.7 and the Guidelines.

The following assessment is intended to guide subsequent planning stages.

Assessment

1. Policy Measure 6.3 a) (i) Preparation of a BHL Contour Map

Issue	Assessment	Action
Vegetation classification	Plot 5 Evidence to support the exclusion of the Marshall Road - road reserve and lots to the south as managed to low threat in accordance with AS3959 is required.	Clarification required. The decision maker to be

	<p>Specifically:</p> <ul style="list-style-type: none"> • Southern Lots –The southern lots contain large, vegetated areas (Photo ID 5a and 5b) that do not appear to be managed to an excludable state (grass no higher than 10cm year-round). It is unclear how this area is to be managed to low threat in perpetuity. • Marshall Road - Road Reserve - Images provided (Photo ID 5c and 5d) do not support the classification of 'managed to low threat'. No photos are provided of the northern side of the road reserve. Evidence has not been provided to validate management of the reserve by the responsible authority. <p>Alternatively, the vegetation should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	<p>satisfied with the vegetation exclusions and vegetation management proposed.</p>
--	---	---

2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Location and Siting and Design	A1.1 and A2.1 – not demonstrated The BHL ratings cannot be validated, as the vegetation classification inputs require clarification as per the above table.	Modification to the BMP is required.

Recommendation – supported subject to modifications

At the scheme amendment stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards at this location. DFES is not satisfied that the BMP has adequately considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages. As the modifications will not affect the scheme amendment, DFES recommends the amendment proceed and the applicant be advised that these modifications be undertaken to support subsequent stages of the planning process (structure plan, subdivision & development applications).

If you require further information, please contact me on telephone number 9395 9819.

Yours sincerely



Michael Ball
SENIOR LAND USE PLANNING OFFICER

3 February 2023

CC anthony.muscara@dplh.wa.gov.au

From: Anthony Muscara
Sent: Tuesday, 4 July 2023 10:00 AM
To: Region Planning Schemes
Cc: Christine Collins
Subject: FW: MRS Amendment 1403/57 - Whiteman Screen Production Facility
Attachments: Whiteman Park Film Studios, Public Adv MRS 1403_57.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUB, AM

Submission on the above amendment.

Anthony Muscara

Principal Planner | Land Use Planning

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

wa.gov.au/dplh | 6551 9441 | |



FOR OUR ELDERS
NATIONAL NAIDOC WEEK 2-9 JULY 2023



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From: Brett Coombes <Brett.Coombes@watercorporation.com.au>
Sent: Tuesday, 4 July 2023 9:59 AM
To: Christine Collins <Christine.collins@dplh.wa.gov.au>
Cc: Anthony Muscara <Anthony.Muscara@dplh.wa.gov.au>
Subject: MRS Amendment 1403/57 - Whiteman Screen Production Facility

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Your Ref: 833-2-21-140 Pt2 (RLS/1079)
Our Ref: 145829696 (MRS392569)
Enquiries: Brett Coombes
Direct Tel: 9420 3165
Email: land.planning@watercorporation.com.au

04 July 2023

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Anthony Muscara

**Proposed MRS Amendment 1403/57
Whiteman Screen Production Facility**

Thank you for your correspondence of 4 May 2023 inviting comments on the above proposed rezoning.

The Water Corporation has no objections to the proposal.

The subject land is part of the broader "North Bennett Springs (Marshall Road) Planning Investigation Area" identified in the *North-East Sub-Regional Planning Framework*. The Water Corporation requests that a structure plan (or similar instrument) be prepared for the overall PIA area to provide land uses, development yields and likely development timing as a basis for the preparation of long-term water and wastewater infrastructure planning for the whole precinct.

As an interim measure, the proposed film studio development will need to be serviced as a standalone development by water and sewer infrastructure funded by the proponent, including some off-site network upgrades. These matters are outlined in the proponent's servicing report accompanying the preliminary amendment documents. The proponent's consulting engineers have been liaising directly with the Corporation regarding the servicing of the proposed development.

If you have any further questions in this regard, please contact me on Tel. 9420-3165.

Brett Coombes
Senior Urban Planner
Development Services

From: Golestani, Shanthi <Shanthi.Golestani@transport.wa.gov.au>
Sent: Thursday, 6 July 2023 12:38 PM
To: Region Planning Schemes
Cc: Buckels, Matthew
Subject: DoT response - PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1403/57-
WHITEMAN PARK SCREEN FACILITY

Follow Up Flag: Follow up
Flag Status: Completed

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OFFICIAL

Your ref: 833-2-21-140 Pt 2 (RLS/1079)
Our ref: DT/15/05120
Enquiries: Shanthi Golestani (9216 8774)

Ms Sam Fagan
Secretary
Western Australian Planning Commission
140 William St, Perth WA 6000
By email: SDAUreferrals@dplh.wa.gov.au

Attn: Christine Collins

Dear Ms Fagan

**RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1403/57- WHITEMAN
PARK SCREEN FACILITY**

Thank you for your letter dated 4 May 2022 inviting the Department of Transport (DoT) to provide comment on the above proposed development. The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that, given the nature of the proposed amendments, DoT has no objection to the proposal in principle. DoT would, however, welcome the opportunity to provide comment at design/DA stage with particular regards to access and infrastructure for non-car modes of transport between the future Malaga station and future development on the subject site.

If you wish to follow up on any of these matters, please do not hesitate to contact me on 9216 8774.

Kind regards,

Shanthi Golestani
Transport Designer / Planner | Urban Mobility | Department of Transport
GPO Box C102, Perth WA 6839

Email: Shanthi.Golestani@transport.wa.gov.au | Web: www.transport.wa.gov.au



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From: Renae Schoch <Renae.Schoch@swan.wa.gov.au>
Sent: Thursday, 6 July 2023 8:53 AM
To: Region Planning Schemes
Subject: MRS Amendment 1403/57 COS Submission
Attachments: MRS Amendment 1403-57 COS Submission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Morning,

As previously arranged with Christine Collins of your office, please see the agenda for the meeting of 12 July 2023 attached, which relates to proposed MRS Amendment 1403/57. Should Council's decision differ from that attached, it will subsequently be forwarded to the Department by 14 July.

Kind regards,

Renae Schoch  **Administration Officer**
Strategic Planning



PO Box 196
Midland WA 6056
t 08 9267 9291
www.swan.wa.gov.au

The City of Swan acknowledges the traditional custodians of this region, the Whadjuk people of the Noongar nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

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4.2 METROPOLITAN REGION SCHEME AMENDMENT 1403/57 (WHITEMAN SCREEN PRODUCTION FACILITY) - CITY OF SWAN SUBMISSION

Ward: (Whiteman Ward) (Strategic Planning)

Disclosure of Interest: None

Authorised Officer: (Executive Director Planning and Development)

KEY ISSUES

- The Western Australian Planning Commission (**WAPC**) is seeking comment on Metropolitan Region Scheme Amendment (**MRS**) 1403/57 (Whiteman Screen Production Facility).
- The purpose of the MRS amendment is to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation.
- The amendment also proposes to zone 1.72 ha to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting zoning.
- The amendment, if approved, would facilitate the development of a new screen production facility approved by the WAPC on 31 May 2023.
- The subject site is located within the WAPC's Planning Control Area 174 (**PCA 174**) - an area that is required for civic and cultural amenities, parks, schools, and car parking. The development of a screen production facility is compatible with the general intent of PCA 174, in particular the "civic and cultural amenity" use (Refer to attachment 3 - Planning Control Area 174)
- The Environmental Protection Authority (**EPA**) determined that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*.

The Department of Water and Environment Regulation (DWER) has also advised that the proposed amendment is unlikely to raise any environmental issues.
- MRS Amendment 1403/57 (Whiteman Screen Production Facility) is generally consistent with the local planning framework.
- It is recommended that the Council advise the WAPC that; it does not object to MRS Amendment 1403/57 (Whiteman Screen Production Facility), it cannot support the Urban zoned portion being concurrently zoned under Local Planning Scheme No. 17 and request that advice be provided regarding the following matters:
 - Timing for development of the regional sporting complex and associated infrastructure identified for the Whiteman vicinity, pursuant to the North-East Sub-Regional Planning Framework;

- Contribution arrangements for infrastructure upgrades to support future development e.g. duplication of Marshall Road, the roundabout at Silver Swan Road and the preferred access arrangements detailed in this report;
- Consideration be given to the capacity of water and wastewater infrastructure, noting development in the Planning Investigation Area is likely.

BACKGROUND

The West Australian Government announced on **November 9, 2022**, that a part of Lot 811 Drumpellier Drive, Whiteman (subject site) was the preferred location for a screen production facility.

The land has historically been used for livestock grazing.



Figure 1 - Location Plan

The screen production facility is a 'market led proposal' which is an unsolicited proposal from the private sector to government to:

- build and/or finance infrastructure
- provide goods or services
- purchase a government owned asset.

On **May1, 2023**, the WAPC commenced the public advertising of MRS Amendment 1403/57.

The amendment proposes to transfer approximately 15.69 ha of land in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation.

The amendment also intends to zone 1.72 ha of land to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting zoning. Further Background information can be found in the WAPC's Amendment Report (refer to Attachment 1 - MRS Amendment Report).

The subject site is owned in freehold by the WAPC and is currently managed by Whiteman Park. The Whiteman Park Strategic Plan 2017-21 (WAPC) however, identifies the subject site as within the Marshall Road lands and describes it as 'non-essential to the operation and integrity of Whiteman Park'.

Approval of the MRS amendment by the Minister is required to facilitate the development of the screen production facility.

1. Development Application -147/2023

At its meeting on **May 31, 2023**, the WAPC approved the Development Application (**DA**) for the proposed Screen Production Facility at the amendment site subject to a number of conditions which are outlined in Attachment 2 - Development Application Approval by WAPC, summarised as follows:

- The WAPC has approved the DA, considering it "fully consistent" with the Planning Framework.
- Masterplanning for the entire PCA is currently underway by the Department of Planning, Lands and Heritage (**DPLH**). The current draft makes specific provisions for the inclusion of the proposed screen production facility, as well as its possible future expansion to the immediate east. The masterplan is expected to be finalised approximately mid-2024.
- The WAPC is able to determine the DA ahead of the finalisation of the MRS amendment to rezone the land according to Part 7 and Section 130(b) of the Planning and Development Act 2005.
- Lot 13 to the west of the subject site is currently zoned Urban under the MRS and Industrial Development under the City of Swan LPS No. 17. This would suggest the land has potential for light industry and service commercial type uses, which would provide a strong opportunity for complimentary businesses and industry to locate here (i.e. catering, sound and lighting equipment, storage etc.).
- As stated as an advice note, the City has recommended the 'interim' access from Marshall Road is limited to left-in, left-out, right-out access only. The Western Australian Planning Commission may consider providing an additional 'right-in' movement subject to further information on the operational necessity of this access, in consultation with the City.
- Also as stated as an advice note, the applicant is advised that following the widening and/or duplication of Marshall Road, vehicle access to the facility will be implemented by the City and is to be provided as left-in and left-out only.

MRS Amendment 1403/57 is an administrative formality in support of the approved development.

DETAILS

1. Strategic Context

1.1 North-East Sub-Regional Planning Framework (Planning Framework)

The subject site is included within the North Bennett Springs (Marshall Road) Planning Investigation Area (**PIA**) of the North-east Sub-Regional Planning Framework.

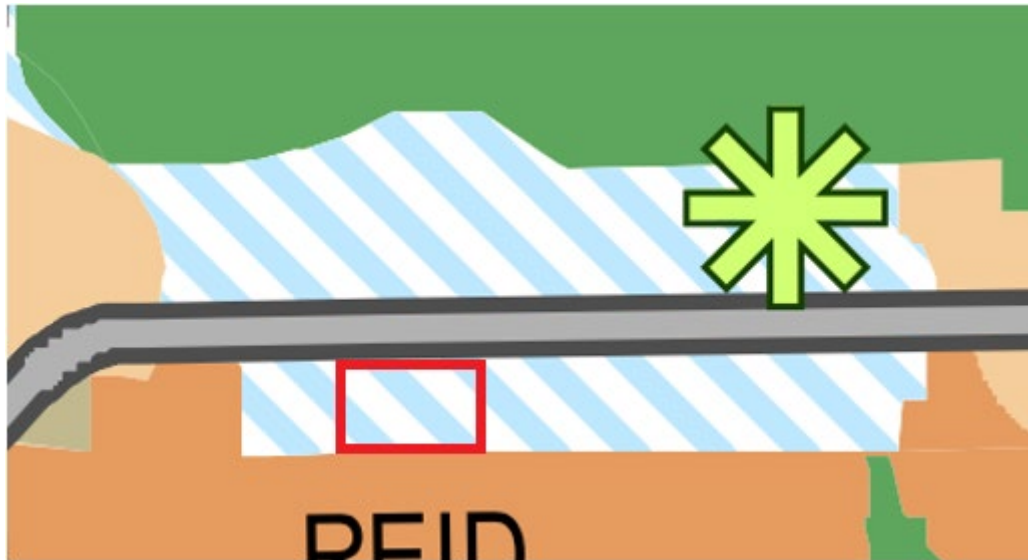


Figure 2 - The subject site (red square) within the Planning Investigation Area (light blue and white) from the North-East Sub-regional Planning Framework. Green asterisk means "Proposed open space - sport".

Within this framework, the PIA identifies the site and its surroundings as "Open Space" and has acknowledged that the resolution of final planning issues in North Bennett Springs, particularly around Marshall Road, will shape the preferred land-use outcome.

The Planning Framework states that the PIA requires further investigations into a range of key planning considerations as part of the strategic reconsideration of land use in the sub-region. Refer to the key planning considerations in the below figure from the Planning Framework.

Site	Key considerations
North Bennett Springs (Marshall Road)	Impacts, risks and management associated with Gnangara ground water resources (Priority 1 and 2 Source Protection Areas)
	Protection of significant environmental values including high value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10-30% remaining in Perth and Peel regions, conservation category wetlands, resource enhancement wetlands and threatened ecological communities
	Integration with proposed Morley-Ellenbrook Rail Line/stations (METRONET Stage 1)
	Protection of Bush Forever areas
	Bushfire risk
	Bennett Brook linear reserve
	Regional recreation needs analysis
	Land use transition/interface with regional open space areas
Proposed regional sporting facility (refer to Plan 4)	

Figure 3 - Key considerations for the PIA

The Planning Framework continues to say that:

"These investigations will determine whether it is possible and/or appropriate to rezone the land. The investigations will be required to be undertaken prior to any related MRS amendment process."

The WAPC is required to determine whether the investigations undertaken have addressed the requirements of the Planning Framework

1.2 Local Planning Strategy (LPS)

The City's Local Planning Strategy (**LPS**) sets out the long term planning direction and provides a strategic basis for the Local Planning Scheme.

In particular, it sets out strategic planning objectives and recommended actions.

The LPS identifies the subject site as "Planning Investigation Area", consistent with the North-East Sub-Regional Planning Framework.

The LPS further states the following as a Direction under Section 3.6 - Open Space and community facilities:

"A regional sporting complex needs to be provided in the City on a site in the vicinity of Whiteman."

Strategic Response 3.6.3 and Action No. 61 of the LPS respond to the above Direction as follows:

3.6.3 Promote the location of community facilities in well used and accessible areas.

Action No. 61: Structure plans and Local Area Plans should identify sites for community facilities adjacent to or in activity centres or on public transport routes. These sites should be of a sufficient size to ensure that the successful co-location of community facilities can occur in the future as required.

The City does not object to proposed MRS Amendment 1403/57 provided that it does not compromise the State Planning Framework's and Local Planning Strategy's vision of accommodating a regional sporting complex and associated infrastructure in the Whiteman vicinity.

1.3 Planning Control Area 174

The subject site is located within Planning Control Area 174 (PCA 174) an area that is required for civic and cultural amenities, parks, schools, and car parking.

The provisions of the Planning and Development Act 2005 (the **Act**) provide that, once gazetted, a PCA becomes the head of power in determining any development applications on land subject to a PCA, and the WAPC becomes the sole determining authority. This includes the provisions of the PCA taking precedence over any applicable region scheme zoning or reservation of the land. (Refer to Part 7 and Section 130(b) of the Act).

The development of a screen production facility is considered to be compatible with the general intent of PCA 174, in particular the "civic and cultural amenity" use.

1.4 State Planning Policies (SPP)

A number of State Planning Policies have effect on the future planning of the subject land:

- **State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region**

State Planning Policy 2.8 is a policy that aims to protect and manage bushland in the Perth Metropolitan Region.

The policy does not prevent development, but it does require that development be consistent with the policy measures and other planning and environmental considerations.

The site in question is located within land that is primarily cleared of vegetation and does not contain any Threatened or Priority Ecological Communities.

The site is also not located within or abutting a Bush Forever area.

- **Draft State Planning Policy 2.9 - Planning for Water**

Draft State Planning Policy 2.9 is a policy that aims to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process.

DWER has approved a District Water Management Strategy (DWMS) for the subject site. The DWMS outlines how water resources will be managed in the area. The DWMS includes a number of water management measures, such as:

- Water conservation measures e.g. rainwater harvesting and water efficiency upgrades.
- Water quality protection measures e.g. stormwater treatment and nutrient management.
- Water supply augmentation measures e.g. groundwater recharge and desalination.

The City supports that part of the WAPC's report that states the subject site will need to be serviced as a standalone development by water and sewer infrastructure funded by the proponent including off-site upgrades. The City also recommends that consideration be given to the capacity of water and wastewater infrastructure, noting future development in the Planning Investigation Area is likely.

- **State Planning Policy 3.7 - Planning for Bushfire Risk Management**

State Planning Policy 3.7 is a policy that aims to manage bushfire risk in Western Australia.

The policy is used to inform and guide decision-makers, referral authorities, and proponents to achieve acceptable fire protection outcomes on planning proposals in bushfire-prone areas.

A Bushfire Management Plan (BMP) has been prepared for the site.

The Department of Fire and Emergency Services recommends that the amendment can proceed, as minor modifications to the BMP can be undertaken in the subsequent planning stage.

- **State Planning Policy 5.4 - Road and Rail Noise**

State Planning Policy 5.4 (SPP 5.4) is a policy that aims to minimize the adverse impact of road and rail noise on noise-sensitive land use and development within the specified trigger distance of major transport corridors. The policy also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development.

The proposal is in close proximity to Marshall Road, however as no sensitive land uses are proposed, the provisions of SPP 5.4 are not applicable to this proposal.

The City has suggested the following in relation to road upgrades surrounding the subject site:

- The City prefers a left in, left out (LILO) and right out access of Marshall Rd prior to duplicating Marshall Road and LILO access only post duplication.
- The main entrance of the proposed screen production facility should be off a future northern leg of the Silver Swan Road roundabout (refer to figure 1 below).
- The Screen Production Facility needs to leave a buffer of at least 30m north of the current Marshall Road reservation for the future duplication of Marshall Road (i.e. a 50m wide road reserve total).
- Demonstration that future associated works required for the Whiteman Regional Open Space have been considered.
- Suitable arrangements being made for contribution towards the cost of duplicating Marshall Road and the roundabout at Silver Swan Road, and fully funding the road network north of Marshall Road.



Figure 4 - Preferred main entrance and Left in and Left out access

- **Development Control Policy 1.6 - Planning to Support Transit Use and Development**

Development Control Policy 1.6 (DCP 1.6) is a policy that aims to promote sustainable urban development by maximizing the opportunities to integrate land use with public transport and minimize transport via the private motor vehicle. Where possible and appropriate, the policy seeks the intensification of activities and the promotion of uses that make better use of public transport.

DCP 1.6 is applicable as the proposed Malaga Train Station is within 750 metres of the subject site. However, the proposed film studio and associated facilities is considered a land-intensive use with limited location benefits to a future rail station.



Figure 5 - Malaga Train Station (Red) and MRS Amendment site (Blue)

2. Statutory Context

2.1 Metropolitan Region Scheme (MRS)

The subject site is currently within the Parks and Recreation reserve of the MRS.

The purpose of the amendment is to transfer approximately 15.69 ha in Whiteman from the Parks and Recreation reservation to the Public Purposes - Special Uses reservation in the Metropolitan Region Scheme.

A "Public Purpose - Special Uses" zone under the MRS generally facilitates development of strategically important facilities that cannot be satisfactorily provided for within any of the generic zones, and to ensure compatibility with adjacent development.

The amendment also zones 1.72 ha to the Urban zone in order to provide for the widening of Marshall Road and align with the abutting MRS zoning.

2.2 Local Planning Scheme No. 17 (LPS17)

The subject site is currently shown as being reserved Parks and Recreation, consistent with the MRS.

Following approval of the proposed amendment, the subject site would be reserved Public Purpose, consistent with the MRS. An amendment to the Local Planning Scheme text would not be required. Only the LPS17 maps would need to be modified to reflect this change.

There is ambiguity surrounding the intended LPS17 zoning/reservation of the 1.72ha portion. Given that the intention for the land is to be predominantly used for the widening of Marshall Road, it is likely that a reservation of "Local road" would be sought.

Under Section 126(3) of the Planning and Development Act 2005 the WAPC only has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a LPS. This is not consistent with a "Local road" reservation and as such a concurrent LPS amendment cannot be supported.

2.4 Environment

- **Water and Wastewater**

The City supports the WAPC's proposal that the subject site will need to be serviced as a standalone development by water and sewer infrastructure funded by the proponent including off-site upgrades.

The City also recommends that consideration be given to the capacity of water and wastewater infrastructure, noting future development in the Planning Investigation Area is likely.

- **Environmental Protection Authority Advice**

The proposed amendment was referred to the EPA for advice on whether environmental assessment would be required.

It was advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. A copy of the notice from the EPA is included at appendix A in the WAPC's report.

DWER has also advised that the proposed amendment is unlikely to raise any environmental issues.

2.5 Heritage

This amendment was not referred to the South West Aboriginal Land and Sea Council (SWALSC) prior to initiation as the WAPC believed it would not impact on Aboriginal heritage values.

However, the amendment has been referred by DPLH to SWALSC for comment during the advertising period.

CONSULTATION

MRS Amendment 1403/57 is generally consistent with the State Planning Framework and Local Planning Strategy. Therefore, it is recommended that Council advise the WAPC that it does not object to the proposal.

However, it is recommended that the WAPC provide confirmation of the following matters:

- a) Timing for development of the regional sporting complex and associated infrastructure identified for the Whiteman vicinity, pursuant to the North-East Sub-Regional Planning Framework;
- b) Contribution arrangements for infrastructure upgrades to support future development e.g. duplication of Marshall Road, the roundabout at Silver Swan Road and the preferred access arrangements detailed in this report;

- c) The capacity of water and wastewater infrastructure, noting development in the Planning Investigation Area is likely; and
- d) Future opportunities to comment on the Draft PCA 174 Masterplan which is expected to be finalised approximately mid-2024

OPTIONS AND IMPLICATIONS

Option 1: Council advise the WAPC that; it does not object MRS Amendment 1403/57 (Whiteman Screen Production Facility), it cannot not support the Urban zoned portion be concurrently zoned under Local Planning Scheme No. 17 and request that confirmation be provided regarding the following matters:

- a) Timing for development of the regional sporting complex and associated infrastructure identified for the Whiteman vicinity, pursuant to the North-East Sub-Regional Planning Framework;
- b) Contribution arrangements for infrastructure upgrades to support future development e.g. duplication of Marshall Road, the roundabout at Silver Swan Road and the preferred access arrangements detailed in this report;
- c) The capacity of water and wastewater infrastructure, noting development in the Planning Investigation Area is likely; and
- d) Future opportunities to comment on the Draft PCA 174 Masterplan which is expected to be finalised approximately mid-2024

This is the recommended option.

Option 2: Council resolve to recommend to the WAPC that the zoning is not changed at this time, on the grounds that additional information (i.e. comprehensive planning investigation, master planning of the precinct etc.) is yet to be prepared.

Given that this MRS amendment is a formality in support of the approved DA, this is not the recommended option.

ATTACHMENTS

MRS Amendment Whiteman Screen Production Facility

PUBLIC CONSULTATION

The WAPC has advertised Metropolitan Region Scheme Amendment 1403/57 and sought public comment until **July 7, 2023**.

The DPLH has agreed for the City to submit a draft submission by 7 July following the City's Agenda Forum on 5 July. Should there be any changes requested by Council on 12 July at its meeting, a revised submission will be sent to the WAPC immediately thereafter.

The recommendation of this Council report will be used in the City's submission to the WAPC once the Council has resolved to adopt the officer's recommendation contained in this report.

STRATEGIC IMPLICATIONS

Both the North-east Sub-regional Planning Framework and LPS identify the subject site as being within the PIA.

The Planning Framework states regarding the PIA:

"These investigations will determine whether it is possible and/or appropriate to rezone the land. The investigations will be required to be undertaken prior to any related MRS amendment process."

The WAPC is required to determine whether the investigations undertaken have addressed the requirements of the Planning Framework

The City's Strategic Community Plan 2021-2031 (SCP) sets out the vision, aspirations and objectives for City's community over the next 10 years.

The SCP has objectives to protect the environment, attract business and investment, build community wellbeing, create communities, manage assets, and provide accountable and transparent leadership.

In assessing this MRS Amendment, the WAPC should ensure that the final outcome meets the various objectives of the SCP.

STATUTORY IMPLICATIONS

Under Section 126(3) of the Planning and Development Act 2005 the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a Local Planning Scheme No.17 (LPS17).

Given that the intention for the land is to be predominantly used for the widening of Marshall Road, it is likely that a reservation of "Local road" would be sought, which is not consistent with a concurrent LPS amendment and therefore cannot be supported.

FINANCIAL IMPLICATIONS

The proposal intends to facilitate development of a Screen Production Facility which is likely to have a positive impact on the local economy – including the creation of jobs, rates and subsequent business attraction.

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Advise the WAPC that it does not object to MRS Amendment 1403/57 (Whiteman Screen Production Facility) and request that confirmation be provided regarding the following matters:
 - a. Timing for development of the regional sporting complex and associated infrastructure identified for the Whiteman vicinity, pursuant to the North-East Sub-Regional Planning Framework;
 - b. Contribution arrangements for infrastructure upgrades to support future development e.g. duplication of Marshall Road, the roundabout at Silver Swan Road and the preferred access arrangements detailed in this report;
 - c. The capacity of water and wastewater infrastructure, noting development in the Planning Investigation Area is likely; and
 - d. Future opportunities to comment on the Draft PCA 174 Masterplan which is expected to be finalised approximately mid-2024
- 2) to advise the WAPC that it cannot support a concurrently rezoning under Local Planning Scheme No. 17, of part of Lot 811 Drumpellier Drive, Whiteman.

Submitted to Metropolitan Region Scheme amendment 1403/57 – Whiteman Screen Production Facility
Submitted on 202305-31 11:39:04

About you

1 What is your first name?

First name:

Name removed at the request of submitter

2 What is your surname?

surname:

Name removed at the request of submitter

3 What is your email address?

Email:

Name removed at the request of submitter

4 Are you responding on behalf of an organisation?

No

Organisation:

Name removed at the request of submitter

5 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Submissions

6 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

7 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Whiteman Park was intended as a PARK only!

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1403/57 – Whiteman Screen Production Facility
Submitted on 202306-26 22:08:56

About you

1 What is your first name?

First name

Name removed at the request of submitter

2 What is your surname?

surname:

Name removed at the request of submitter

3 What is your email address?

Email:

Name removed at the request of submitter

4 Are you responding on behalf of an organisation?

No

Organisation:

5 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Submissions

6 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

7 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I came to Australia in 2016 and my husband now has been proud that we are very close to Whiteman Park. How big it is and that it is Lew Whiteman's legacy. I enjoy passing by Marshall Road and seeing the kangaroos and other wildlife on that side of the park. Because I know that Lew Whiteman left this to the government as a public park and for the wildlife, it saddens me that the government has not honored his legacy by doing this ammendment. it's already being used for Metronet now this Production Facility. I'd rather have that facility built somewhere other than Whiteman Park.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submission

Amendment 1403/57 Whitman Screen Production Facility

Name removed at the request of submitter

I wish to have my name removed from submission. I am open to a meeting if necessary

I have lived in Beechboro now Bennett Springs most of my life and remember my father telling me the government has bought Lew Whiteman's and other land owners land under the provision it would be used for public use for perpetuity and never be urbanised. My property 744 on the plan has a special view of Whitman park prime grassing land full of animals and birds all kinds unchanged for nearly 100years. Lew Whiteman's legacy public open space viewed by thousands of people passing every day some often stopping to take pictures of kangaroos. This section of the park is a very important buffer and drainage filter with two main soak lines meeting at the lowest point draining mainly through my property and the soccer club through Bennet Springs into Bennett Brook. This water moment keeps my water hole fresh where yabby's and marron naturally thrive and my bore relies on this surface water .The proposed location of the SPF is directly across from my property at the lowest point where all this water drains into Bennett Springs. This location is where development would do the most damage and need the most earth works trying to achieve compaction destroying this natural system that is more important than ever with all the extra road run off. The McGowan government has deceived the public of the Whitman park location with false statements calling it Malaga saying it is off Marshall road South of Whitman park, a Metronet boundaries map with the park missing giving the impression the railway and SPF are not in the park. This has rendered any claimed disclosure ineffective. This is a heritage listed park I believe the DPLH have a duty to protect it and I strongly advise against Amendment 1403/57, it is morally wrong the government made the deal to never urbanise this land and keep it for public use. It would be violating the WAPC codes of conduct. About 17 years ago when development started I considered moving further out a big decision was made to stay based on the fact that the park would never be developed and I could build a house and retire overlooking the park. Amendment 1403/57 would be devastating for me costing me 17 years and missed opportunities where I would be settled in at this stage of life The idea that the government doesn't have to honour a deal they made to buy land is inconceivable and devastating for me.

Reason's for rejecting amendment 1403/57

1. The government has this land by agreeing to terms of sale and said it wouldn't be urbanised and remain for public use for perpetuity
2. This is not something the public can use and would destroy a special heritage view of public open space

3. A massive commercial private owned development operating 24 hours doesn't belong next to residential
4. The only peaceful time when traffic slows will be lost
5. The kind of sounds coming from these 4 stages will affect the animal's
6. This site is too far from the city and SPF would be better off without all the outrage from being on park land taken from the people
7. Power lines are not very attractive for Movie Stars
8. There hasn't been enough disclosure of the actual location
9. I would need compensation for destroying my life plans and missed opportunities to buy alternative property.
10. More than 12000 people pass this part of the park putting something privately owned of this scale in the public use park spoiling Lew Whiteman's legacy of public open space will cause outrage and wouldn't be fair to SPF to stand as a reminder that the government can't be trusted.



NB: Picture of the 2 x soak lines and the water hole in the park which is home to native Long neck turtles.

From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Tuesday, 11 July 2023 3:09 PM
To: Region Planning Schemes
Subject: WAPC - MRS - AMENDMENT 1403/57 - WHITEMAN SCREEN PRODUCTION FACILITY
Attachments: 000561.Steven.BATTY.pdf

Your Ref: 833-2-21-140 RLS/1079
Our Ref: A0148/202301

Dear Ms Christine Collins,

WAPC - MRS - AMENDMENT 1403/57 - WHITEMAN SCREEN PRODUCTION FACILITY

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land on which we deliver our services. We pay our respects to elders and leaders past and present.

DISCLAIMER: This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. In this case, please let me know by return email, delete the message permanently from your system and destroy any copies. Before you take any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**
Resource and Environmental Regulation

Your ref 833-2-21-140 RLS/1079
Our ref A0148/202301
Enquiries Steven Batty — 9222 3104
Steven.BATTY@dmirs.wa.gov.au

Ms Christine Collins,
A/Principal Planner
Department of Planning, Lands and Heritage
Sent by Email — RegionPlanningSchemes@dplh.wa.gov.au
Locked Bag 2506 Perth WA 6001

Dear Ms Christine Collins,

WAPC - MRS - AMENDMENT 1403/57 - WHITEMAN SCREEN PRODUCTION FACILITY

Thank you for your letter dated 5 May 2023 inviting comment on the MRS - Amendment 1403/57 - Whiteman Screen Production Facility.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
11 July 2023